

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Luis Obispo County

State: CA

PJ's Total HOME Allocation Received: \$18,266,033

PJ's Size Grouping*: B

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	94.17 %	93.35 %	35	93.41 %	58	55	
% of Funds Disbursed	87.80 %	85.12 %	30	84.68 %	61	59	
Leveraging Ratio for Rental Activities	13.11	5.84	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	66.58 %	72.98 %	57	80.76 %	14	13	
% of Completed CHDO Disbursements to All CHDO Reservations***	48.43 %	61.88 %	57	68.18 %	15	17	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.76 %	77.72 %	12	80.32 %	90	87	
% of 0-30% AMI Renters to All Renters***	34.72 %	39.58 %	56	45.16 %	31	30	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.54 %	92.53 %	26	95.04 %	59	57	
Overall Ranking:			In State:	39 / 92	Nationally:	29 33	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,325	\$33,130		\$26,037	216 Units	11.70 %	
Homebuyer Unit	\$20,634	\$20,348		\$14,755	158 Units	8.60 %	
Homeowner-Rehab Unit	\$14,333	\$27,021		\$20,487	3 Units	0.20 %	
TBRA Unit	\$1,549	\$2,819		\$3,225	1,470 Units	79.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Luis Obispo County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$184,698	\$135,945	\$14,333
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	41.4	38.0	0.0	78.0	Single/Non-Elderly:	10.7	7.0	0.0	38.8
Black/African American:	0.9	0.6	0.0	3.7	Elderly:	28.8	1.9	0.0	8.1
Asian:	0.0	0.0	0.0	0.3	Related/Single Parent:	23.7	13.3	0.0	42.2
American Indian/Alaska Native:	0.0	0.0	0.0	0.3	Related/Two Parent:	35.8	75.3	100.0	6.9
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.9	2.5	0.0	3.9
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.1					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.6	0.0	0.2					
ETHNICITY:									
Hispanic	57.7	60.8	100.0	17.4					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	34.9	3.2	0.0	44.4	Section 8:	27.0	0.0 [#]		
2 Persons:	13.5	12.0	0.0	25.4	HOME TBRA:	0.0			
3 Persons:	13.5	17.1	0.0	16.4	Other:	1.4			
4 Persons:	20.9	36.1	100.0	9.2	No Assistance:	71.6			
5 Persons:	8.4	17.7	0.0	3.5					
6 Persons:	6.5	10.1	0.0	0.6					
7 Persons:	0.0	3.2	0.0	0.2					
8 or more Persons:	2.3	0.6	0.0	0.3					
					# of Section 504 Compliant Units / Completed Units Since 2001				83

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Luis Obispo County

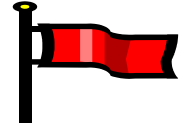
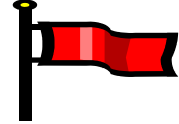
State: CA

Group Rank: 29
(Percentile)

State Rank: 39 / 92 PJs

Overall Rank: 33
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	66.58	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	48.43	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.76	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	99.54	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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